

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

December 12, 2012 – 9:00 a.m. – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam Blackburn, Vice Chair
Dorsey Hall, Chair
G. Herbert Pritchett, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
Ravon Radmard, Executive Secretary
James Grawe, Board Counsel

Absent:

Kathy Mayfield, Board Member

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

MINUTES

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board approved the November 20, 2012 minutes. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes.

EDUCATION

Motion by Sam Blackburn, second by Dorsey Hall and the Board voted to approve the following courses for fiscal year 2012-2013. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes.

- (1) Dennis Badger & Associates
 - (1) Appraising Residential Properties in a Declining Market – 3.5 hours classroom CE
 - (2) Adjusting For Seller Concessions – 3.5 hours classroom CE
 - (3) Is the Comparable Comparable? – 3.5 hours classroom CE

CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes.

- (a) Robin B. Colvin - Associate
- (b) Richard M. Conrad - Associate
- (c) John A. Griffin – Certified General (MO)
- (d) James Kevin Lockwood – Certified Residential (IN)
- (e) Todd D. Rose – Certified General (OH)
- (f) Mark W. Schwobe – Certified General (GA)
- (g) Jonathan Walker – Associate
- (h) Kaylee G. Wilson - Associate

B. Approval – AMC Companies - Motion by Dorsey Hall, second by Sam Blackburn and the Board voted to approve the following Appraisal Management Company. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes.

- (1) Ivaluation , LLC - #108

EXPERIENCE REVIEW

- A. Heather Silvey – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously approved her experience for Certified Residential. Ms. Silvey will need to submit official college transcript and pass the Certified Residential exam. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes.

COMPLAINT

- A. The Board reviewed the Case Flow Summary Chart and the staff reported 68 cases for 2012 have been filed.
- B. Investigator Report – There are a total 16 active cases the investigator has in process.
- C. Case No. 12-16 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes.
- D. Case No. 12-23 – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes.
- E. Case No. 12-43 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes.
- F. Case No. 12-02 and 12-03 – AMC Cases – The Board agreed to proceed with assigning the cases to an investigator.
- G. Case Nos. – 12-27, 12-28, 12-29, 12-30, 12-31, 12-32, 12-33, 12-34, 12-35, 12-36 – Barbara Kopp. Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board unanimously agreed to accept the agreed order. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes
 - (a) Kopp will be suspended for 1 year from January 1, 2013 – January 1, 2014 and must complete the Certified Residential examination prior to returning to practice.
 - (b) Kopp shall pay a \$2,000 fine prior to returning to practice
 - (c) Kopp agrees to have no trainees/associates for three (3) years from the date of returning to practice.
 - (d) Kopp agrees permit Board Members, staff or designees of the Board immediate access to work files upon notice.
 - (e) Kopp must complete all continuing education requirements for the year in which the suspension is active.
 - (f) Kopp agrees to pay the renewal fee prior to July 1, 2013.
- H. Case Nos... 11-08, 12-13, 12-14 and 12-15 – J. Rodney Williams. Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board unanimously agreed to accept the agreed order. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes
 - (a) Williams is fined the sum of \$6,000.00 with total amount due by June 30, 2013.
 - (b) If Williams fails to successfully pass the Certified General Examination by June 30, 2013 his license to practice shall be suspended from July 1, 2013 forward until such time as he does successfully complete the examination.
 - (c) Williams shall complete the National USPAP 15 hour course by June 30, 2013.

- (d) Williams agrees to have no trainees/associates for a minimum of three years from the date of the agreed order.
- (e) Williams agrees that the Board shall have the right to review files for every six months for a total of three years from the date of the Agreed Order.
- (f) Williams agrees that the board staff or individuals designated by the board shall be given access upon notice to files that may be requested by random selection from the assignment log.
- (g) Williams agrees that the Board shall not renew his certification for the 2013 renewal cycle July 1, 2013 until he has completed the requirements of the terms set out in paragraphs (a) through (f) of this order.

I. Case Nos. 10-41 and 11-02 – Lin Bell – Motion by Dorsey Hall, second by G. Herbert Pritchett and the Board unanimously agreed to accept the agreed order. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes.

- (a) Bell shall complete a 15 hour National USPAP course with successful completion of examination. Said 15 hours of education shall be in addition to the regular continuing education requirements of 201 KAR 30:050 Section 7. The course work required herein shall be completed by August 30, 2013.
- (b) Bell shall be fined the sum of \$2,500 (\$2,000 for Case No. 10-41 and \$500 for Case No. 11-02) with total amount due within 30 days of the Board's approval of the Agreed Order.
- (c) Bell agrees that if the above items are not complete under the above terms his Kentucky Certified General appraiser status will be automatically suspended for a period not less than 90=days, during which time all items of the agreed order shall be completed.

J. Board Hearing Discussions – Larry Disney asked for a status of the following cases and action by the Board of how to proceed:

- (1) Cases – 12-04 – Thomas K. Biederman. Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously agreed to file a formal complaint and set for a hearing. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes
- (2) 11-13 – Thomas & Norman Christie – Hearing – Prehearing Conference Scheduled
- (3) 11-36 – Charles Walton – Hearing – Prehearing Conference Scheduled
- (4) 12-10, 12-11, 12-12, 12-25, 12-26 – Lynn Prichard – Notice of Hearing mailed December 2012.
- (5) Board attorney James Grawe was asked by the Board to work diligently with the Attorney General office of hearings and the respondent attorneys to move cases along ASAP. These case awaiting hearing are now official outside the Board ability to move forward without legal action from Board's Attorney.
- (6) Case 12-05 – Federal Level pending final jurisdiction.

MISCELLANEOUS

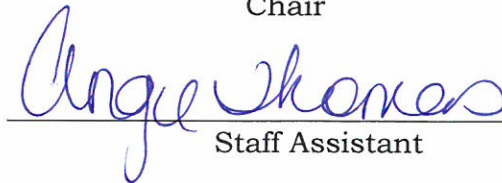
The Board reviewed and discussed the following information:

- A. Supervisor/Trainee Evaluation – Larry Disney
- B. Uniform Agreement AMC - The board will review and bring back at a future board meeting.
- C. Budget Ending November 2012
- D. Texas Appraiser Licensing & Certification Board- Periodic Review of Appraisals
- E. The Texas Appraisers and Appraisal Management Company Survey
- F. LandSafe –Market Based Vendor Fee Plan
- G. VanDyk Mortgage – Agreement
- H. Letter for Michael Walsh concerning Case No. 11-12
- I. Board Seminar Discussion – Q & A Seminars – NO INSERT
- J. ASC Compliance Review – March 20-22, 2013
- K. January Board Meeting – January 17, 2013 – Holiday Inn University Plaza, Bowling Green, KY at 1:00 –p.m. CST
- L. January Seminar – January 18, 2013 – Holiday Inn University Plaza, Bowling Green, KY

Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board agreed to adjourn the meeting. Roll Call: Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes.



Chair



Staff Assistant